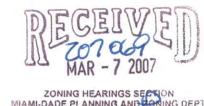


DIRECT LINE: (305) 377-6235 E-Mail: BFernandez@BRZoningLaw.com

VIA HAND DELIVERY

March 7, 2007

Ms. Diane O'Quinn Williams, Director Department of Planning and Zoning Stephen P. Clark Center 111 NW 1st Street, 11th Floor Miami, FL 33128



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND BONING DEPT

RE: Initial Letter of Intent for 7600 & 7650 SW 87 Avenue, Miami-Dade County.

Dear Diane:

This law firm represents Merrineck Estates, LLC, and Medico International Realty Holdings, LLC, (collectively the "Applicant"), the owners of two properties located at 7600 & 7650 SW 87 Avenue (the "Property"). Please consider this letter the Applicant's initial letter of intent in order to support our application to delete a Declaration of Restrictions and modify the approved site plans in Resolution Z-42-85.

The Property. The Property is designated Office/Residential under the Comprehensive Development Master Plan ("CDMP"), and is zoned for Semi-Professional Offices (RU-5A) use. For many decades, the Property was the site of a nursery, including prior to the zoning boundary change from Agricultural (AU) to RU-5A in 1985. The nursery is now closed and the property is vacant. All plants have been removed and all buildings and structures have been properly demolished in preparation of redevelopment by the Applicant.

Covenant. The Property is the subject of a Declaration of Restrictions (the "Covenant") recorded at Official Record Book 12486, Page 842, that limits Ms. Diane O'Quinr illiams March 7, 2007 Page 2 of 3

development of the Property to the site plan prepared by Robert A. Koger entitled "Parker Sod Retail" revised the 26th day of February 1985. The Covenant further restricts the use of the Property to the uses on the Property at that time, namely the nursery and the agricultural office, florist, sod and nursery business.

Revised Development Plan. In September 2006, the Applicant purchased the Property and proposes to construct a medical office building. The use is consistent with the surrounding land use and zoning. The Office/Residential land use spans both sides of SW 87 Avenue, and the RU-5A zoning district extends north and south of the Property. Two other medical office buildings are located in the immediate area, one immediately to the north of the Property and one a few properties to the south of the Property.

Zoning Requests. In order to realize the new development plan, the Applicant hereby makes the following zoning requests, as applied to the Property:

- 1. A modification of Resolution Z-42-85 (the "Resolution") to change the approved site plan from the one approved by the Board of County Commissioners (BCC) and prepared by Robert A. Koger in 1985 to the new plan prepared by Angel Milanes of Bellón & Milanés, Architects & Planners, in 2006, and to delete reference to the proffered Covenant.
- A deletion of the Covenant recorded at Official Record Book 12486, Page 842.

Reservation of Rights. By filing this application, the Applicant does not waive any rights or entitlements that prior actions of representatives of Miami-Dade County may have granted to the Applicant or the Applicant's predecessors in interest. In addition, should the application be heard by the Community Zoning Appeals Board, the Applicant reserves the right to appeal the decision to the BCC because the original Resolution and Covenant were heard and approved by the BCC. Further, the Applicant reserves the right to amend this initial letter of intent.



ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND JONING DEPT.

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<u>Conclusion.</u> We look forward to your favorable recommendation. We respectfully request your expeditious review of this application. Should you have any questions or concerns, please contact me at (305) 377-6235.

Sincerely,

Ben Fernandez

Matt aux for

cc: Mr. Hamid Bolooki

Matthew Amster, Esq.





